

## Minutes of the Planning Commission Meeting

August 3, 2017

6:00 P.M.

Mayor Katie Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor  
Tony DeMarco, Council Representative  
Joe Polidori  
Meg Ryan Shockey

ABSENT: Jim Oper

### APPROVAL OF MINUTES:

**Motion** by Polidori, second by to Ryan Shockey to approve the minutes of June 1, 2017. **Vote Resulted:**  
*To approve:* Ryan Shockey, DeMarco, Polidori. No: None. Abstain: Gallagher. Absent: Oper  
**(APPROVED)**

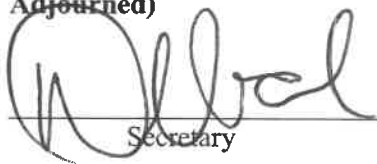
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A request from Agile Signs for sign approval of two illuminated wall signs at 7420 Brookpark Road. P.P. #433-20-004. Commissioner Kulcsar explained this is the location where Staples was on Brookpark Road. AutoZone has plan approvals for a store and warehouse distribution center. This is an approval for a cabinet sign on the Front and Rear of the building. Mayor Gallagher opened it up to committee for questions. There were none. She then asked the audience if they had questions. There were none. A **Motion** by Mayor Gallagher second by Polidori to **APPROVE** the request from Agile Signs for sign approval of two illuminated wall signs at 7420 Brookpark Road. P.P. #433-20-004. **Vote Resulted:**  
*To approve:* Yes: Gallagher, DeMarco, Ryan Shockey, Polidori. No: None. **(APPROVED)**

Old business is a request from The Riverstone Company, David A. Pietrantone, P.E. for a final site plan approval at 4800 Idlewood drive. P.P# 433-14-070. Bill Davison, Brian Mclarthy, Steve Nicholas and Jeff Jardine were there to represent The Brooklyn Point, LLC project. Commissioner Kulcsar explained that City Engineer has reviewed the site plans and the applicant has submitted their reply. The city engineer has not had time to review their reply and finalize his approval as of today. Commissioner Kulcsar would not have a problem with the Board granting conditional approval with the condition the final review is done. Jardine explained the plans have not changed much since the preliminary plan approval. Polidori asked how much parking the facility will have. Jardine replied they will have 66 spaces. It is required to have one space for every two units. They also have to allow for employees and shift change. They have 80 units so they will need 40 spaces for the resident/visitors and then 18 employees at shift change. That total would have them needing about 58 spaces and they allotted 66 spaces. Mayor Gallagher had a few questions from a Commission member who could not make it tonight. The residents in the area behind the center are concerned about the lighting what is the plans for that. Davison and Mclarthy replied they will do a photometric study and also shield the lights so they do not shine in the direction of the residential area. Mayor Gallagher asked at what times will the deliveries and garbage pickup be. Nicholas stated that they also have to worry about their residents in their facility. So they generally have these items scheduled around 9:30 am so not to affect their resident nor the residential area around the facility. Mayor Gallagher asked they also wanted to know the distance from the other facility edge to the property line. Jardine replied 140.88 feet from the closest point on the building to the rear property line. There was discussion on other measurement from the facility to the edge of the property line. Demarco asked if there was going to be any fencing around the back line. A representative stated there will be a berm, evergreen and tress to provide

buffering to the residential area. Ryan Shockey asked if they had narrowed down the management company. Nicholas replied yes they have hired Meridian Senior Living as the management team. Chanin McElroy will be assigned to Brooklyn Pointe in charge of hiring, training employees and running facility. Demarco asked Commissioner Kulcsar if he has review their reply. Commissioner Kulcsar stated he had and it looked like they addressed everything that Doug asked for well, but he cannot say everything is complete. Mayor Gallagher asked if there is a time line. Davison stated they would like to get the site work started by the end of the month. They would also like to get the building pad done and starting vertical as soon as possible. Commissioner Kulcsar stated once all approvals are in place we can issue a permit for site plan even though you are still working on the building plan approval. Mayor Gallagher opened it up to the residents for discussions. Mrs. Fornal asked if they are going to clean up the ditch. Mclarthy stated yes that is one of the comments the City Engineers had. They also explained that the ditch according to the Army Corps of Engineers is a stream so they are limited a bit to what they can do. They can clean it up and make it look nicer but cannot disrupt the flow or grading of the stream. Mrs. Fornal asked if they are going to clean up the ditch in the phase 2 areas. Mclarthy stated they will cosmetically clean up the whole stream up. After further discussion, **Motion** by Polidori second by Mayor Gallagher to **APPROVE** the request from The Riverstone Company, David A. Pietrantone, P.E. for a final site plan approval at 4800 Idlewood drive. P.P# 433-14-070. **Vote Resulted:** *To approve:* Yes: Gallagher, DeMarco, Ryan Shockey, Polidori. No: None. **(APPROVED)**

There being no further business, **Motion** by Mayor Gallagher, second by Ryan Shockey to adjourn. **Vote Resulted:** *To adjourn:* Yes – Mayor Gallagher, DeMarco, Ryan Shockey, Polidori No: None. **(Meeting Adjourned)**

  
Secretary  
Chairperson